

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Kakinada Municipal Corporation – Certain variation to the Master Plan - Change of land use from Public and Semi Public use zone (Recreation and Entertainment use) to Commercial use in T.S.No.1499/2 of Kakinada Town to an extent of 2107.06 Sq.Mtrs.,- Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 393**

**Dated the 14<sup>th</sup> day of September, 2010.**

Read the following:-

1. G.O.Ms.No.389 MA., dated 10.9.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.799/2008/R, dated 2.1.2009.
3. Government Memo. No.420/H1/2009-1, Municipal Administration and Urban Development Department, dated 30.6.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.799/2008/R, dated 18.8.2009.
5. Government Memo. No.420/H1/2009-2, Municipal Administration and Urban Development Department, dated 29.8.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.414, Part-I, dated 4.9.2009.
7. Government Memo. No.420/H1/2009-3, Municipal Administration and Urban Development Department, dated 21.1.2010.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.799/2008/R, dated 8.9.2010.

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**ORDER:**

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975 was issued in Government Memo. No.420/H1/2009-2, Municipal Administration and Urban Development Department, dated 29.8.2009 and published in the Extra-ordinary issue of A.P. Gazette No.414, Part-I, dated 4.9.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 8.9.2010 has stated that the Commissioner, Kakinada Municipal Corporation has informed that the applicant has paid an amount of Rs.84,320/- (Rupees eighty four thousand three hundred and twenty only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 and also informed that the applicant has handed over the Road widening portion to an extent of 1062 Sq.Feet affected under the proposed ROB to the Mandal Revenue Inspector (Urban) on 15.3.2010. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Kakinada Municipal Corporation, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Kakinada Municipal Corporation, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 414, Part-I, dated 4.9.2009 as required by clause (b) of the said section.

**VARIATION**

The site in T.S.No.1499/2 of Kakinada Town to an extent of 2107.06 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone (Recreation and Entertainment use) in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975 is designated for Commercial use by variation of change of land use as marked “A” as shown in the revised part proposed land use map GTP No.23/2009/R, which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

<b>North</b>	:	Existing road to be widened to 80 feet wide as per Master Plan.
<b>East</b>	:	House of M.Manikyam.
<b>South</b>	:	Gopal Automotive Limited.
<b>West</b>	:	I.O.C.Petrol Bunk.

**T.S.APPA RAO,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

SECTION OFFICER